

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 10, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE - VAR-24532 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STAR INVESTMENT, LLC - Request for a Variance TO ALLOW 13 PARKING SPACES WHERE 16 SPACES IS THE MINIMUM REQUIRED on 0.24 acres at 910 East Sahara Avenue (APN 162-03-801-090), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 02/06/2008

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-GLENN TROWBRIDGE, SAM DUNNAM,); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open for Items 17-19.

DOUG RANKIN, Planning and Development Department, stated the variances are self-imposed hardships and recommended denial of all applications.

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DENNIS RUSK, 3960 E. Patrick Lane, appeared on behalf of the applicant. He explained that the owner plans to update the building by adding two lobby areas and wishes to make the improvements so that the building, which was built 40 years ago, will be more attractive.

COMMISSIONER QUINN asked what type of business the applicant intends to conduct. In response, MR. RUSK stated it would be a professional business establishment.

COMMISSIONER EVANS asked whether Fire and Safety Department had any concerns with the distance between buildings, particularly the reduction in setback. He remarked that he wanted to ensure public safety was not compromised.

COMMISSIONER TROWBRIDGE asked the applicant to be particularly sensitive to making the project attractive. MR. RUSK replied that the applicant intends to update and improve the existing building.

COMMISSIONER EVANS agreed that the site would be more attractive with the inclusion of planters. Using the overhead, MR. RUSK indicated the areas where four-foot planters are proposed.

CHAIRMAN GOYNES declared the Public Hearing closed for Items 17-19.

